

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JUNE 15, 2005  
(Approved July 20, 2005)

The Planning Commission held their monthly meeting on Wednesday, June 15, 2005. Present for the meeting were Harold Kulp, Walter Woessner, Roy Kolb, Constance Megay, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

No citizen comments.

**1. MINUTES**

Mrs. Megay moved to approve the minutes of the May 18, 2005 monthly meeting as presented. Mr. Woessner seconded the motion. The motion carried unanimously.

Mr. Woessner moved to approve the minutes of the June 2, 2005 workshop meeting as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to approve the June 15, 2005 agenda as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

**2. CINGULAR PENNSYLVANIA, LLC**

Mr. James Strong, counsel for Cingular Pennsylvania, LLC, was present.

Mr. Woessner moved to recommend sketch plan approval in accordance with draft resolution dated June 8, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

There was a review of the Cingular Pennsylvania LLC preliminary land development plan dated May 25, 2005 in accordance with Township Engineer letter dated June 8, 2005 and Township Planner letter dated June 6, 2005. The issue of impervious coverage (Item #1 of Township Engineer letter dated June 8, 2005) was discussed and Mr. Strong noted he would confer with the Zoning Officer. It was noted Sprint did not require a variance from the 25% impervious coverage requirement.

Mr. Strong suggested a waiver be considered to have the preliminary plan be categorized as a final or preliminary/final plan due to the mandatory sketch plan. The Township Engineer noted if additional waivers are being requested the preliminary plan needs to be re-filed and the 90-day review would begin. The Planning Commission requested the landscaping be comparable to the landscaping at the Sprint tower. Mr. Woessner requested an executive summary of stormwater calculations per Section 304.1.E.5 of the Subdivision and Land Development Ordinance.

### **3. DIGIUSEPPE SUBDIVISION**

Mr. Bill Conver of Conver and Smith Engineering, Inc. was present. Mr. Woessner moved to recommend final plan approval for the DiGiuseppe Subdivision in accordance with draft resolution dated June 8, 2005. Mrs. Megay seconded the motion. The motion carried unanimously.

### **4. SHARP SUBDIVISION**

Mr. and Mrs. Sharp were present.

Mr. Woessner moved to recommend waiver from Section 418.2 of the Subdivision and Land Development Ordinance allowing no curbs and no sidewalks to be installed along Porters Mill Road and Ebelhare Road subdivision frontage. Mrs. Megay seconded the motion. The motion carried unanimously.

The applicants asked for a waiver from Section 420 of the Subdivision and Land Development Ordinance. Mr. Woessner noted that Section 420 does not only address street trees but includes walls, etc. The waiver was not acted on.

There was a review of the preliminary plan dated April 1, 2005 in accordance with Township Engineer letter dated June 8, 2005, Township Planner letter dated June 7, 2005 and Traffic Engineer letter dated June 8, 2005. The applicants noted they would be requesting additional waivers and the Township Engineer noted the preliminary plan would have to be re-filed, due to the additional waivers, and a 90-day review period would begin.

### **5. WALLEY ETAL TRACT**

Mr. Joe Ippolito of Riggerio Development Group and Mr. Matt Williams of Hibbeln Engineer were present. There was a review of the sketch plan last revised May 24, 2005 in accordance with Township Engineer letter dated June 8, 2005, Township Planner letter dated June 9, 2005 and Traffic Engineer letter dated June 8, 2005.

Mr. Woessner moved to recommend waiver from Section 303.3.B(1) of the Subdivision and Land Development Ordinance to allow contours to be shown at 5' intervals as opposed to 2' intervals citing that a topographic survey from a registered Professional Land Surveyor is pending. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to deny waiver from Sections 303.3.A(10) and 303.3.B(2) of the Subdivision and Land Development Ordinance not allowing the omission of wetland delineations on the sketch plan. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Eppilitio stated they have contacted PECO about becoming a co-applicant on the plan and they also plan on applying to the Zoning Hearing Board regarding the 25-acre minimum parcel issue.

**6. YORGEY SUBDIVISION**

Mrs. Megay moved to authorize signature of the planning waiver and non-building declaration for the Yorgey Subdivision. Mr. Parson seconded the motion. The motion carried unanimously.

**7. COVENTRY SELF STORAGE**

Mr. Woessner moved to authorize signature of the planning waiver and non-building declaration for Coventry Self Storage. Mrs. Megay seconded the motion. The motion carried unanimously.

**8. HIDDEN ACRE ESTATES (DOLENTI TRACT)**

Mrs. Megay moved to accept for review the Hidden Acre Estates (Dolenti Tract) subdivision and land development sketch plan dated June 6, 2005. Mr. Woessner seconded the motion. The motion carried unanimously.

**ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

No additional items.

**ADJOURNMENT**

The next meeting will be held July 20, 2005. Mr. Kulp moved to adjourn the monthly meeting at 9:00 p.m. Mr. Kolb seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary